



GAIL FARBER, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE  
REFER TO FILE

November 01, 2016

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

36 NOVEMBER 1, 2016

LORI GLASGOW  
EXECUTIVE OFFICER

**PUBLIC EQUESTRIAN REST AREA PROJECT  
IN THE CITY OF LONG BEACH  
DIRECT THE DEPARTMENT OF PUBLIC WORKS TO PROCEED  
WITH THE PROJECT AND APPROVE THE GRANT OF EASEMENTS  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
LOS ANGELES RIVER PARCEL 2289GE  
(SUPERVISORIAL DISTRICT 4)  
(3 VOTES)**

**SUBJECT**

This action will allow the Los Angeles County Flood Control District to develop the Public Equestrian Rest Area project along the Los Angeles River between West Spring and West 31st Streets in the City of Long Beach and grant easements for ingress and egress purposes to the property owners adjacent to the project.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find the recommended actions below exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and in the record of the proposed project.
2. Approve the project to develop a public equestrian rest area and direct the Chief Engineer of the Los Angeles County Flood Control District or her designee to proceed with the preconstruction phase of the project.

3. Find that the grants of easements for ingress and egress in, on, over, and across Los Angeles River Parcel 2289GE, located between West Spring and West 31st Streets in the City of Long Beach, and the subsequent use of said easements will not interfere with the use of the affected parcel for any purposes of the Los Angeles County Flood Control District.
4. Approve the grants of easements from the Los Angeles County Flood Control District to the adjacent property owners for \$7,350.
5. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or her designee to sign the easement documents and deliver them to the respective property owners.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to find that the proposed project to develop a public equestrian rest area (PERA) is exempt from the provisions of the California Environmental Quality Act (CEQA) and to proceed with the preconstruction phase of the project.

The recommended actions also includes the grants of easements for ingress and egress purposes from the Los Angeles County Flood Control District (LACFCD) to ten private property owners in, on, over, and across Los Angeles River (LA River) Parcel 2289GE, which is located adjacent to the project.

The proposed PERA would provide a public equestrian rest facility that aligns with the Los Angeles River Master Plan and the City of Long Beach's RiverLink Study, enhances the existing multiuse trail, complements the City's upcoming Wrigley Greenbelt project, and maintains and improves the publicly accessible equestrian opportunities in the Wrigley Heights neighborhood of the City. The proposed project will encompass approximately 55,000 square feet (1.27 acres) of the LACFCD's right of way along the east bank of the LA River within the City.

The PERA includes a 4- to 6-foot-wide decomposed granite walking path, six round pens, an automatic horse waterer, hitching rails, mounting blocks, rest area amenities, signage, landscaping, irrigation, and drainage improvements. Tree removal and vegetation and tree planting would also take place as part of the project. The proposed project would also require the removal of encroachments by the adjacent property owners.

Following completion of construction documents and regulatory approvals, the Department of Public Works will return to the Board of Supervisors to adopt plans and specifications for the project and to seek authorization to advertise for bids and award the project for construction.

Once constructed, the PERA will be located immediately adjacent to the rear yards of ten private residential properties. In order to facilitate access to the rear yards of these properties, a 12-foot-wide easement for ingress and egress is proposed to be granted to the owners of these properties.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Community Support and Responsiveness (Goal 2) and Integrated Services Delivery (Goal 3). The proposed PERA will enhance the LA River's aesthetics and add a new publicly accessible recreational opportunity in the area, thereby improving the quality of life for the residents of the County of Los Angeles.

## **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

As a result of this Board action, the LACFCD will be paid \$7,350 in exchange for the grants of the easements to the adjacent property owners, of which \$1,470 is already on deposit with the LACFCD. The remaining balance of \$5,880 will be paid by the Fourth Supervisorial District Discretionary Fund and deposited into the Flood Control District Fund.

We will return to the Board to approve the construction funding, adopt plans and specifications, and to seek authorization to advertise for bids and award the project for construction at the appropriate time in the project delivery process. The estimated total project cost is \$1,700,000, which includes contingency, plans and specifications, regulatory approvals, and County services. Sufficient funds for the project are included in the Fiscal Year 2016-17 Flood Control District Fund budget.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed PERA is located between West Spring and West 31st Streets in the City. The recommended actions are consistent with the Los Angeles River Master Plan, approved by the Board in 1996 to provide a framework for future multiuse improvements along the LA River, and the Riverlink Study, completed by the City in 2007 to create a continuous greenway along the LA River through the City.

The proposed PERA would also provide a midway rest area for equestrians using the existing multiuse trail, which runs along the LA River from the confluence of the Rio Hondo Channel and LA River to Willow Street in the City.

As part of the City's planning process for the vicinity, the project area was rezoned from PD – 2 (Planned Development zoning designation of the 1980s) to P (Park) zoning in 2002. The P (Park) zoning was established to set aside and preserve publicly owned natural and open areas for active and passive public use for recreational, cultural, and community service activities.

The City's Wrigley Greenbelt project, located both north and south of the PERA site, includes equestrian and walking trails, rest stops, hitching posts, benches, waste containers, and other amenities, extending from 26th Way to 34th Street. The proposed PERA would complement the City's efforts and enhance the LA River as a resource to the residents in the community.

The proposed grants of easements are authorized by Section 2, subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The grants of easements are not considered adverse to LACFCD's purposes and will not hinder the use of the LA River for possible transportation, utility, or recreational corridors or flood control purposes. Moreover, the instruments reserve paramount rights for LACFCD purposes.

County Counsel will approve the easement documents as to form, and subsequent to Board action on this matter, the easement documents will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed actions are categorically exempt from the provisions of CEQA. The project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15301(b),(c),(f),(h), and (l), 15303(e), and 15305 of the CEQA Guidelines and Classes 1(e),(f),(h),(i),(j) and (m); 3(b); and 5(a) and (c) of the Environmental Document Reporting Procedures and Guidelines, Appendix G. These exemptions provide for minor alteration of existing facilities, such as equestrian trails, within established rights of way, removal and installation of accessory structures, maintenance of existing landscaping, addition of safety devices, granting of easements for ingress and egress purposes, and access to property lawfully used.

The project involves negligible amount or no expansion of existing use. Additionally, the project is not located in a sensitive environment and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the office of the Registrar-Recorder/County Clerk of the County in accordance with Section 15062 of the CEQA Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no adverse impact on current services. Approval of the recommended actions will allow for the joint use of the LACFCD's right of way and will not interfere with the primary mission of the LACFCD.

**CONCLUSION**

Please return two adopted copies of this letter to the Department of Public Works, Watershed Management and Survey/Mapping & Property Management Divisions. Retain a duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER  
Director

GF:JTS:tw

c: Auditor-Controller (Accounting Division—Asset  
Management)  
Chief Executive Office (Rochelle Goff)  
County Counsel  
Executive Office